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6 Attorneys for Secured Creditor
ARCHWAY BROADWAY LOAN SPE, LLC
7

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**
11

12 In re
13 SEATON INVESTMENTS, LLC, *et al.*,
14 Debtors and Debtors-in-
15 Possession.

16 Affects:

- 17 ☐ All Debtors
18 ☐ Seaton Investments, LLC
☐ Colyton Investments, LLC
19 ☒ Broadway Avenue Investments, LLC
☐ SLA Investments, LLC
20 ☐ Negev Investments, LLC
☐ Alan Gomperts
21 ☐ Daniel Halevy
22 ☐ Susan Halevy
23

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:

2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and
2:24-bk-12076-VZ

Chapter 11

**DECLARATION OF MICHAEL GERARD
FLETCHER IN SUPPORT OF
ARCHWAY BROADWAY LOAN SPE,
LLC'S MOTION FOR RELIEF FROM
AUTOMATIC STAY**

Date: October 29, 2024
Time: 10:30 a.m.
Crtrm.: 1368
255 E. Temple Street
Los Angeles, CA 90012

Hon. Vincent P. Zurzolo

FRANDZEL ROBINS BLOOM & CSATO, L.C.
1000 WILSHIRE BOULEVARD, NINETEENTH FLOOR
LOS ANGELES, CALIFORNIA 90017-2427
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1 I, Michael Gerard Fletcher, declare:

2 1. I am a shareholder at Frandzel Robins Bloom & Csato, L.C., counsel of record for
3 secured creditor Archway Broadway Loan SPE, LLC, a Delaware limited liability company,
4 successor in interest to Archway Real Estate Income Fund I REIT, LLC fka Archway Real Estate
5 Income Fund I SPE I, LLC (“Archway”). If called as a witness, I could and would competently
6 testify to all facts within my personal knowledge, except where stated upon information and belief.

7 2. This declaration is submitted in support of Archway’s *Motion for Relief From*
8 *Automatic Stay* (“Stay Relief Motion”) (Dkt. *pending*) filed in the lead case of those jointly-
9 administered debtors, Seaton Investments, LLC (“Seaton”), Colyton Investments, LLC
10 (“Colyton”), Broadway Avenue Investments, LLC (“Broadway”), SLA Investments, LLC
11 (“SLA”), and Negev Investments, LLC (“Negev” and collectively with Seaton, Colyton,
12 Broadway and SLA, the “Corporate Debtors”) and Alan Gomperts (“Mr. Gomperts”), Daniel
13 Halevy (“Mr. Halevy”), and Susan Halevy (“Ms. Halevy” and collectively with Mr. Gomperts and
14 Mr. Halevy, the “Individual Debtors” and collectively with the Corporate Debtors, the “Debtors”).

15 3. On July 1, 2024, I sent a letter to the Corporate Debtors’ counsel, pointing out that
16 the Joint Plan was untimely and patently unconfirmable, missing exhibits, filed after the 90-day
17 single asset real estate deadline of June 17, 2024, and demanding that the SARE Debtors
18 (Broadway, Negev, and SLA) immediately begin paying Archway nondefault contract rate interest
19 on those obligations pursuant to 11 U.S.C. § 362(d)(3), among other things.

20 4. A true and correct copy of that letter is attached hereto as Exhibit 5 to the
21 concurrently-filed Supplemental Declaration of Bobby Khorshidi.

22 I declare under penalty of perjury under the laws of the United States of America that the
23 foregoing is true and correct and that this Declaration was executed on this 4th day of October,
24 2024, at Los Angeles, California.

25
26 /s/ Michael Gerard Fletcher
27 Michael Gerard Fletcher
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